FLYING S 189 RANCH

1705 CR 111 Lampasas, TX 76550

$2,235,000 188.89+/- Acres Burnet County



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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Location: The Flying S 189 Ranch is located approximately 4 miles Southwest of Lampasas, on paved Flying S Ranch Road (CR 111) just 4.5 miles off HWY 281. Mostly a cattle grazing, Hunting/Shooting/fishing and recreational ranch. Bring your atv's or horses with plenty of room to roam on the trails through the ranch. Remote enough, but only 10 min to restaurants, golf, bowling, entertainment, groceries & supplies in Lampasas or Naruna. Highland Lakes and State Parks are just minutes away. approx. 1.5hr to Stephenville, 1hr to N Austin, 1hr to Georgetown.

Terrain: Drive through one of the two gates on the long meandering ranch road up to the main house. The ranch is made up of two parcels, each having its own entrance off of CR 111. (1603,1705) Each has its own address. There is abundant tree cover with live oak, post oak, elm, mesquite, cedar ranges from dense to scattered to open.

Surface Water: Three stock tanks hold water for livestock. One has fish in it.

Lampasas County is known for great hunting and diverse wildlife, the property provides good habitat for whitetail deer, turkey, dove, ducks, feral hogs, and varmints. A good mix of heavy to moderate tree cover, forbs, and browse help attract and hold wildlife on the ranch.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

Improvements: The approx. 2,182 sq ft 1970s ranch house includes four bedrooms, two baths, kitchen, spacious dining room and living area with wood burning hearth stove, large garage. With central air/heat for year-round comfort. There is a covered front porch with plenty of room along with a large back patio for grilling or just sitting outside during a spring rain shower or enjoying the beautiful sunsets. The barn is perfect for storing your hay, tractor, UTVs and ATVs. There is a fabulous old 1840s stone home (approx. 1850sqft) with 18” thick walls and wrap around porch that has great potential for remodel into something beautiful.

Water: The ranch is blessed with ample water supplied by a 30 gpm well and other wells offering more options for water utilizing both solar and electricity.

Fences & Roads
Fronts paved CR 111 (Flying S Ranch Road)
Great perimeter fence and cross fences for livestock.
Large fenced yard around ranch house.

Minerals: Owner will convey 100% of any owned minerals. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

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Utilities: Pedernales Electric Cooperative provides electrical service to the property with power in place.

School District: Lampasas Independent School District.

Property Taxes: The property is Ag exempt and estimated property taxes for 2025 $6,707.54

Contacts:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611
Office Phone 512-756-7718
Brad Wilcox Cell 512 461-7042

Broker & Commission Disclosure:
Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyers Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Texas Ranch Brokers, LLC. All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change without prior notice.

Preferred Title Company: Highland Lakes Title Co Burnet

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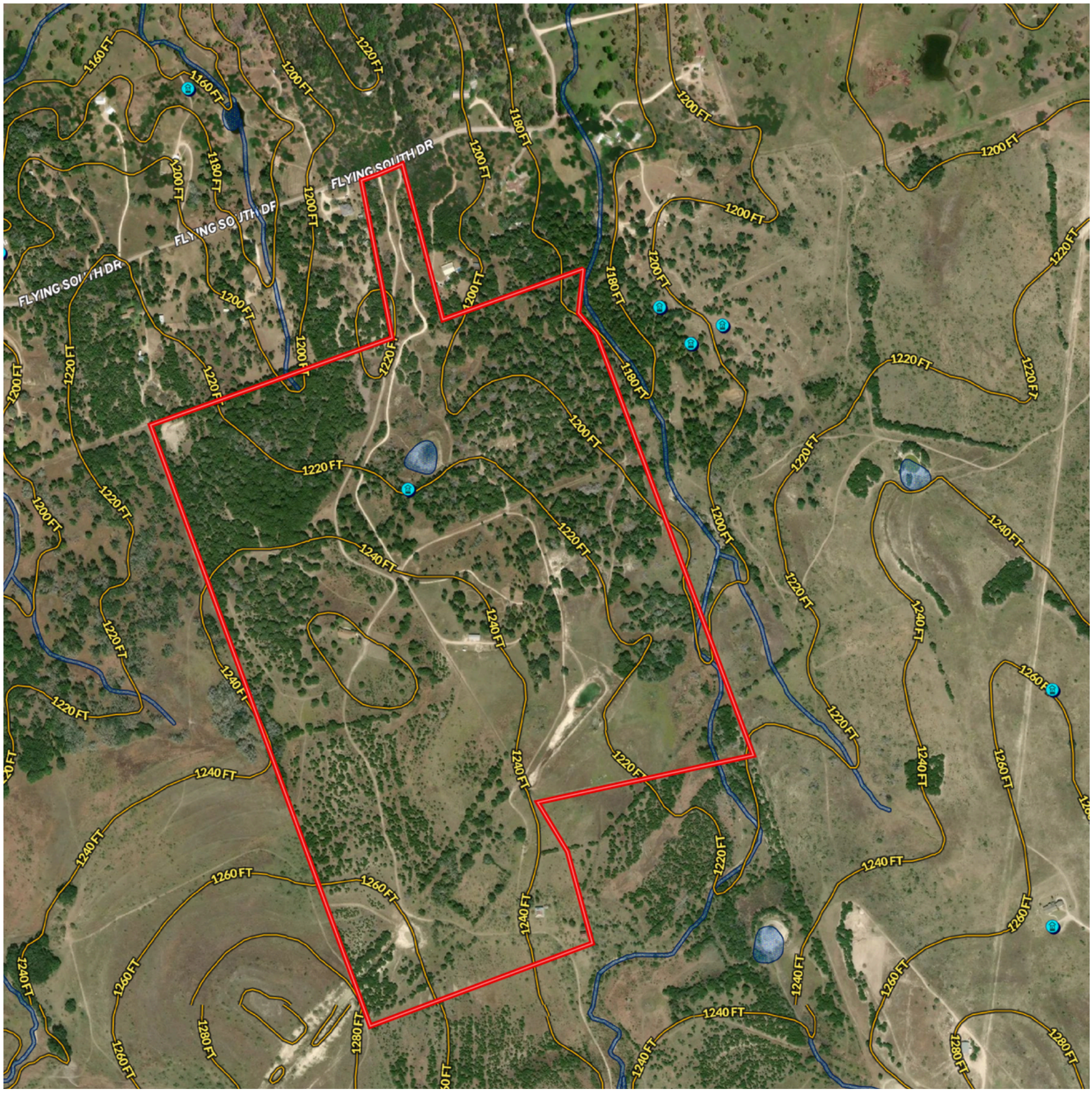
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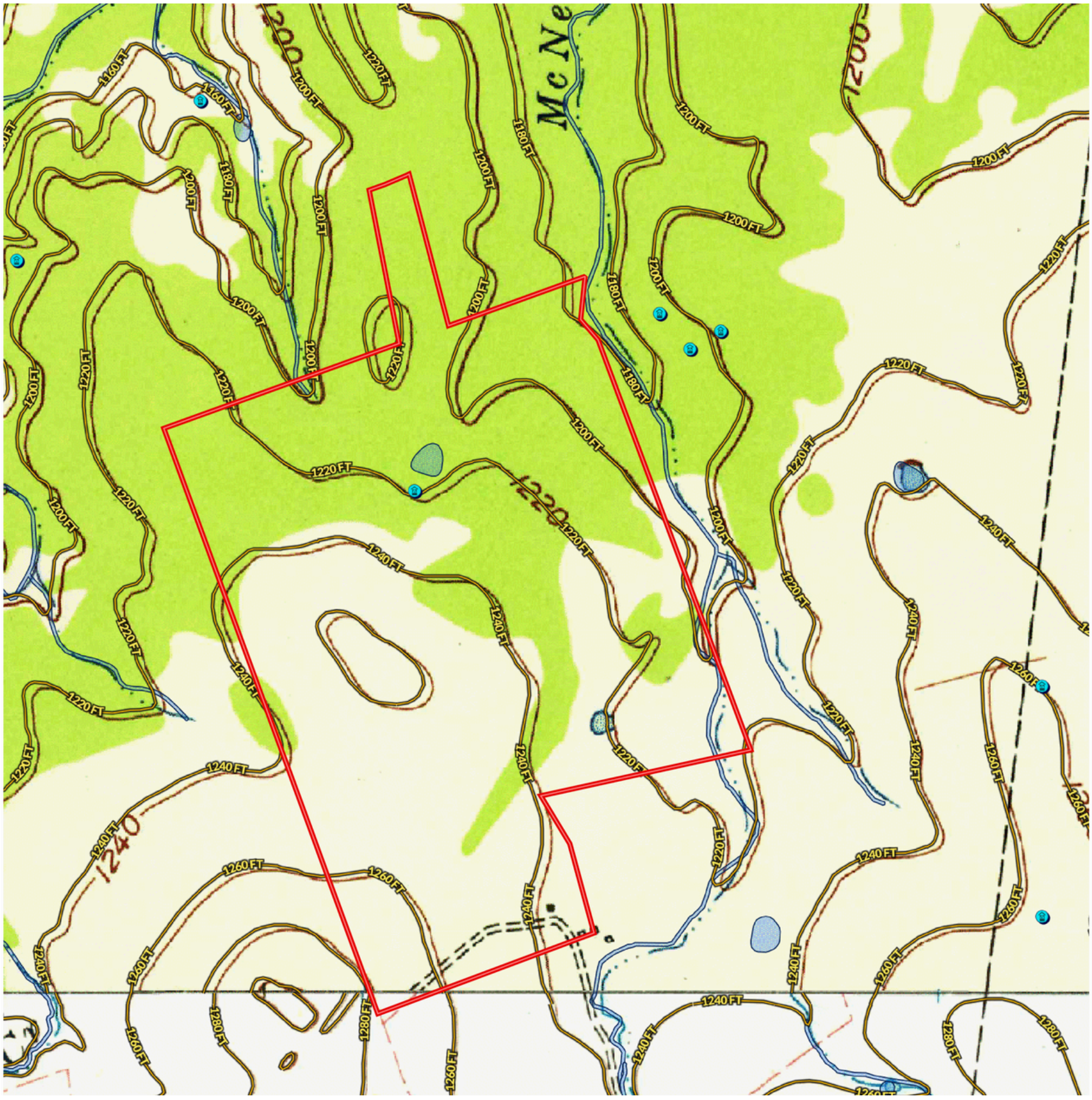
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MAPS



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Listing Agent: Brad Wilcox



512-461-7042 brad@txranchbrokers.com

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★ PUT US TO WORK FOR YOU ★

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512-756-7718 / INFO@TXRANCHBROKERS.COM
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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Brokers, LLC	**9003375**	**info@txranchbrokers.com**	**(512)756-7718**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael (Mike) Bacon	**273134**	**mike@txranchbrokers.com**	**(512)940-8800**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Wilcox	**68176**	**brad@txranchbrokers.com**	**(512)461-7042**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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